

FY2011-04 Leesville Road Active Adult Community

<i>Annexation name:</i>	FY2011-04 Leesville Road Active Adult Community
<i>Name of petitioner:</i>	Multiple owners: AIS Forestry & Farming, LLC, Sandra Mason & Onie A. Gooch, Ruth C. Perry, Marshall T. & Geneva B & Barbara Marlene Ross, Timothy Randal & James Larry Clements, John N. Russell, Jr. and Horvath Associates
<i>Acreage and City limits:</i>	373.07 acres – non-contiguous
<i>General location:</i>	South side of Leesville Road west of intersection with Andrews Chapel Road
<i>Proposed development description:</i>	1,164 Single Family Homes on 6,000 sq. ft. lots; average value of \$300,000; total value of \$349.2M 150 Townhomes on 4,400 sq. ft. lots; average value of \$220,000; total value of \$33M
<i>Proposed public streets:</i>	40,000 linear feet
<i>Expected completion date:</i>	December 2018 (FY2018-19)
<i>Current total assessed tax value:</i>	\$2,918,132
<i>Estimated value upon completion:</i>	\$382,200,000
<i>Notes:</i>	This annexation area currently consists of 13 parcels north of Highway 70 and the Briercreek development.

Zoning & Service Summary:

Current zoning:	RR
Requested zoning:	PDR 4.25
Fire Protection:	The Fire Department recommends a one-time debt payment to Bethesda VFD and a new fire station. The development site would comprise 10.72% of the service area; service costs are prorated at this percentage.
Police:	Estimated annual cost at build out includes a new police beat: \$387,918
Transportation:	Estimated annual cost at build out includes para-transit service: \$13,631
Parks and Recreation:	The closest service areas are Bethesda park and Coley park.
Solid Waste:	Estimated annual cost at build out includes new residential and recycling service routes: \$220,432
Estimated Annual Costs at Build Out (FY19)	\$917,361
Estimated Annual Revenues at Build Out (FY19):	\$2,915,824
Net Annual Gain / (Loss) at Build Out (FY19):	\$1,998,464